

Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of September 26, 1983

Present: Sauer, Clarke, Raftery, Coulter

The meeting was called to order at 8:15 P.M.

Minutes of September 12, 1983 (Common Driveways on Ember Lane)

The minutes of the September 12, 1983 meeting should be modified to reflect the agreement of Mr. McNary of the Joseph W. Moore Company to widen the southernmost common driveway to create a passing-point for cars at the crest of the driveway. Minutes were approved as modified.

Conservation Cluster on Ember Lane

Joe Gardner of the ConsCom was reported to have said that the ConsCom was not opposed to the proposed Conservation Cluster, but did recommend underground utilities for the common driveways.

Public Hearing: Common Driveway Application off Baldwin Road

Mr. Bill McNary of the Joseph Moore Co. presented an overview of the proposed common driveway to serve two (2) lots off Baldwin Road. The proposed driveway is shown on a plan by Joseph Moore Co. dated August 2, 1983. The accompanying sketch for Heidke Realty Trust dated July 29, 1983 shows a 10-foot travel surfact and a 2-foot shoulder on each side.

Member Raftery explained that common driveways are not maintained or plowed by the Town. Also, common driveways do not create frontage, and the lots served could, in fact, have individual driveways as a matter of right not requiring a permit.

A member of the public commented that the proposed path of the common driveway would be over some very wet areas. That was referred to Mr. McNary as a problem for the Conservation Commission.

Mr. McNary agreed to put the sketch's cross-section drawing onto the more formal plan (of August 2, 1983), so that the latter may be recorded with the permit and covenant.

The Public Hearing closed at 8:45 P.M.

Release of Lot 5A, Oak Knoll Road

The previous release of Lots 4A, 5A, 7A, 10A, and 11A in Hemlock Estates (November 25, 1980) was made subject to completion of certain paving restrictions.

They have never been completely and unambiguously released. The attorney for the owner of Lot 5A requested such a release for his client. It was moved that the Planning Board release lots 4A, 5A, 7A, 10A, and 11A from the agreement by George L. Nickerson and Tyler H. Foster, dated December 14, 1977 and recorded with Middlesex North Registry of Deeds, Book 2295, Page 125 said lots being described on a plan recorded with Middlesex North Registry of Deeds, Plan Book 132, Plan 113.

Seconded and passed: 4 in favor, 0 opposed.

Ember Lane Conservation Cluster

Mr. Chrest asked a question about the requirement with the Conservation Cluster bylaw for a separation of the cluster from adjacent properties by "intervening Open Space". Hence, the developer's proposal should describe such a "buffer" surrounding the cluster as part of its Open Space, with appropriate covenants to the Conservation Foundation.

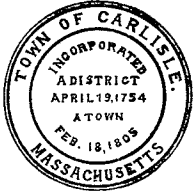
As such, the entire proposal should be surrounded by Open Space and not just easements across the building lots. This will require Joseph Moore Co. to re-lay out the lots of the proposed cluster.

There was a discussion of how wide the "buffer" zone should be. When the bylaw was framed, the Board recognized the requirement for such a buffer. (It is required by statute.) The buffer has 2 effects: (1) a "legal" barrier to prevent building within or crossing the zone, and (2) an open space setback. In Carlisle, however, the existing 40-foot setbacks for buildings provide adequate protection to cover point (2) above. Therefore, no specific size requirement was put into the bylaw as to how wide the buffer has to be. The Board discussed whether a 1-foot buffer was acceptable, or whether a more "practical" limit of 5 feet was better. Consensus was that the buffer should be no less than one (1) foot, providing an effective open space of 41 feet on the cluster side of the line.

The meeting adjourned at 9:35 P.M.

Respectfully submitted,

Richard R. Coulter



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AGENDA

MEETING OF SEPTEMBER 26, 1983

8:00 P.M. Minutes and Mail

8:15 P.M. Public Hearing - Common Driveway Application, Baldwin Road -
P. Heidke

8:30 P.M. Request for Release of Covenant on Lot 5A, Oak Knoll Rd. (owned
by Terry Miller) by Ken W. Shulman, Attorney